

Local Market Update – July 2020

A Research Tool Provided by Central Virginia Regional MLS.



Tappahannock (unincorporated town)

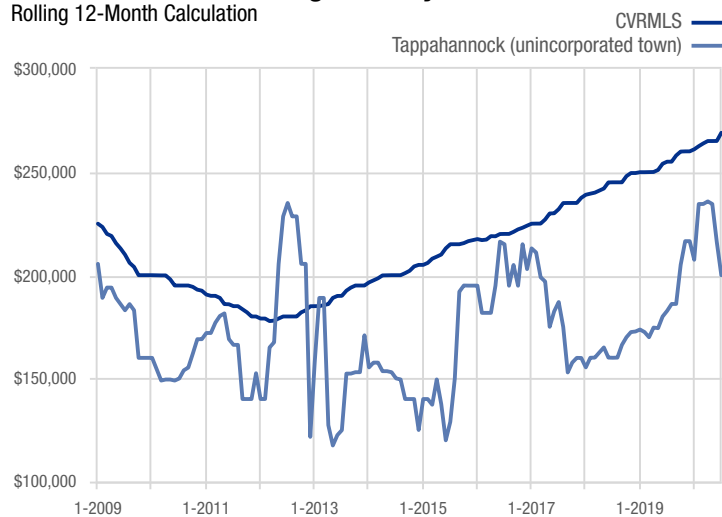
Single Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	8	+ 60.0%	47	50	+ 6.4%
Pending Sales	4	11	+ 175.0%	34	39	+ 14.7%
Closed Sales	4	8	+ 100.0%	32	30	- 6.3%
Days on Market Until Sale	86	45	- 47.7%	75	50	- 33.3%
Median Sales Price*	\$324,750	\$183,925	- 43.4%	\$195,200	\$185,750	- 4.8%
Average Sales Price*	\$363,625	\$198,038	- 45.5%	\$266,000	\$218,921	- 17.7%
Percent of Original List Price Received*	90.7%	97.8%	+ 7.8%	96.5%	96.4%	- 0.1%
Inventory of Homes for Sale	22	16	- 27.3%	—	—	—
Months Supply of Inventory	5.4	3.4	- 37.0%	—	—	—

Condo/Town	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	7	4	- 42.9%
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	0	1	—	4	3	- 25.0%
Days on Market Until Sale	—	44	—	71	63	- 11.3%
Median Sales Price*	—	\$260,000	—	\$212,500	\$192,500	- 9.4%
Average Sales Price*	—	\$260,000	—	\$222,250	\$195,500	- 12.0%
Percent of Original List Price Received*	—	98.1%	—	92.3%	93.9%	+ 1.7%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.6	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

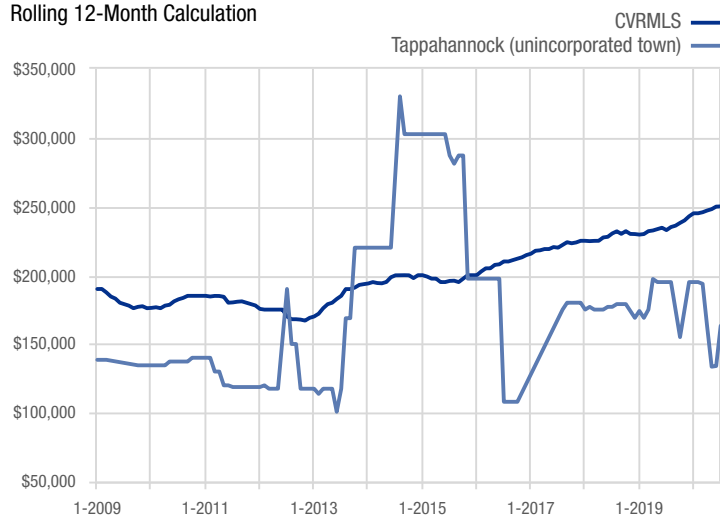
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.